

1 **FINAL**

2
3 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
4 **PLANNING COMMISSION MEETING**

5
6 **Wednesday, September 1, 2010**

7 **6:00 p.m.**

8 **Cottonwood Heights City Council Room**
9 **1265 East Fort Union Boulevard, Suite 300**
10 **Cottonwood Heights, Utah**

11
12 ***ATTENDANCE***

13
14 **Planning Commission Members:**

15 **City Staff:**

16 Amy Rosevear, Chair
17 Perry Bolyard
18 Bradley Jorgensen
19 Lindsay Holt
20 Joseph L. Scott
21 James S. Jones, Alternate
22 Gordon Walker

Morgan Brim, Associate Planner

23
24 **BUSINESS MEETING**

25
26 **1.0 WELCOME/ACKNOWLEDGEMENTS**

27
28 Chair Rosevear called the meeting to order at 6:00 p.m.

29
30 **2.0 CITIZEN COMMENTS**

31
32 There were no citizen comments.

33
34 **3.0 PUBLIC HEARINGS**

35
36 **3.1 There are no scheduled public hearings.**

37
38 **4.0 ACTION ITEMS**

39 **4.1 The Planning Commission will discuss a conditional use permit request from**
40 **Clearwire. The applicant is proposing to construct a 60-foot high monopole for**
41 **wireless internet antennas. This project is located at 3050 East Bengal Boulevard.**

42
43 (17:59:30) Associate Planner, Morgan Brim, presented the staff report and described the location
44 of the site. Originally, the applicant was requesting to locate a 60-foot monopole in the front of
45 the school. The planning commission's concern at the time was that it did not look like a flagpole
46 as proposed. The code requires that poles be stealth or not visible from a public way.

1 Alternatively, the applicant proposed to move the pole to the rear in the southwest corner of the
2 school property. It was Mr. Brim's opinion that in the proposed location the pole blends in better
3 with the school. The pole diameter was also reduced from 38 inches at the top to 30 inches. The
4 applicants are proposing to install a masonry wall around the pole to blend in with the exterior of
5 the school. A shelter was also proposed that would be approximately 7½ feet tall. Staff
6 recommended approval with the conditions set forth in the staff report.

7
8 A question was raised as to whether there was any danger to elementary school students climbing
9 the wall. Mr. Brim stated that to his knowledge all of the wiring will be underground and the
10 cabinet and enclosure will remain locked.

11
12 (18:09:15) *Commissioner Jorgensen moved to approve the conditional use permit subject to the*
13 *following:*

14
15 ***Conditions:***

- 16
17 ***1. All construction shall take place in accordance with the approved plans for this***
18 ***development. Any changes to the plans will be required to receive the appropriate***
19 ***approvals.***
 - 20
21 ***2. Construction for the project shall be limited to the hours between 7:00 a.m. and 8:00***
22 ***p.m.***
 - 23
24 ***3. The applicant shall first obtain final approval of the conditional use permit and have***
25 ***building plans approved by the City's Building Department before any construction may***
26 ***take place.***
 - 27
28 ***4. All equipment shall be constructed and/or colored to match the surface and area in***
29 ***which it is located.***
 - 30
31 ***5. The equipment cabinetry shall in no case exceed a height of ten feet and shall be walled***
32 ***off with materials that match the exterior of the school.***
 - 33
34 ***6. Any proposed facilities shall not interfere with airport or emergency communications.***
 - 35
36 ***7. The dimension of the pole shall taper from the bottom to the top and in no case shall the***
37 ***top of the pole exceed a width of 30 inches.***
 - 38
39 ***8. All antennas and wiring shall be placed inside of the pole.***
 - 40
41 ***9. All power lines, wiring, and cables running to the pole and electronic cabinetry shall be***
42 ***placed underground.***
 - 43
44 ***10. All new wall enclosures shall be constructed with material and in a color to match the***
45 ***exterior of the school.***
- 46

1 ***11. The pole and the site shall be designed so as to accommodate co-location.***

2
3 ***Commissioner Scott seconded the motion.***

4
5 Co-location issues were discussed. It was clarified that the intent would be for the pole to be built
6 in such a way as to accommodate a co-location in the future. The applicant did not object to the
7 co-location condition. If a future tenant wants to lease space in the tower, additional ground space
8 would be required at the base. That would be an issue to be worked out with the school district.

9
10 ***Vote on motion: Perry Bolyard-Aye, Bradley Jorgensen-Aye, Lindsay Holt-Aye, Joseph L.***
11 ***Scott-Aye, James S. Jones-Aye, Gordon Walker-Aye, Amy Rosevear-Aye. The motion passed***
12 ***unanimously.***

13
14 **5.0 DISCUSSION ITEMS.**

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16 **5.1 There are no scheduled discussion items.**

17
18 **6.0 APPROVAL OF MINUTES**

19
20 **July 7, 2010**

21
22 (18:15:24) ***Commissioner Holt moved to approve the meeting minutes for Wednesday, July 7,***
23 ***2010. Commissioner Jorgensen seconded the motion. Vote on motion: Perry Bolyard-Aye,***
24 ***Bradley Jorgensen-Aye, Lindsay Holt-Aye, Joseph L. Scott-Aye, James S. Jones-Aye, Gordon***
25 ***Walker-Abstained, Amy Rosevear-Aye. The motion passed unanimously with one abstention.***

26
27 **July 21, 2010**

28
29 (18:16:27) ***Commissioner Walker moved to approve the meeting minutes for Wednesday, July***
30 ***21, 2010. Commissioner Jorgensen seconded the motion. Vote on motion: Perry Bolyard-Aye,***
31 ***Bradley Jorgensen-Aye, Lindsay Holt-Aye, Joseph L. Scott-Aye, James S. Jones-Aye, Gordon***
32 ***Walker-Abstained, Amy Rosevear-Aye. The motion passed unanimously with one abstention.***

33
34 **August 4, 2010**

35
36 (18:17:20) Mr. Brim stated that there was an issue with one of the microphones during the August
37 4 meeting, which was the reason for the gaps in the text of the minutes.

38
39 (18:18:43) ***Commissioner Jorgensen moved to approve the August 4, 2010 minutes subject to***
40 ***the ensuing discussion to fill in the blanks. Commissioner Holt seconded the motion.***

41
42 The minutes were reviewed and modified.

43
44 ***Vote on motion: Perry Bolyard-Aye, Bradley Jorgensen-Aye, Lindsay Holt-Aye, Joseph L.***
45 ***Scott-Aye, James S. Jones-Aye, Gordon Walker-Aye, Amy Rosevear-Aye. The motion passed***
46 ***unanimously.***

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2 **7.0 PLANNING DIRECTOR'S REPORT**

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4 There was no Planning Director's Report.

5
6 **8.0 ADJOURNMENT**

7
8 The meeting adjourned at 6:24 p.m.

1
2 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
3 *Cottonwood Heights City Planning Commission Meeting held Wednesday, September 1, 2010.*
4
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7 
8
9

10 Teri Forbes
11 T Forbes Group
12 Minutes Secretary
13

14
15 Minutes approved: